



REGULAR MEETING OF THE BOARD OF DIRECTORS
Monday, December 10, 2018
11am at the South Island Plantation Clubhouse

Call to Order: 11AM

Board Members in attendance:

Kevin Dopf
Randy Jarvis-Botz
Teddy Dowling
Mindy McVay-Abney

New Business:

- Nest Cam set up account- The Board has approved to purchase a pre-loaded debit card of \$500 for Association related purchases. Leidy is purchasing the card in order to set up Nest Cam security subscription which only takes card payments. The card will then be given to the Board. All purchases will require a receipt or invoice to be recorded in the monthly financials.
- Leidy updated the Board that November and December assessments have been billed to every homeowner's account. CMG will work to make sure homeowners are aware of the Management change as well as how to submit their monthly assessment payments. A letter and an email will be sent to the community to inform homeowners how to make payments or get set up for automatic draft.
- Rivertown Management Law Suit- The board voted to have the Association's attorney proceed with having the case dismissed and for Rivertown Management to reimburse on deposits that were retained. The Board also voted to have the Attorney proceed in seeking reimbursement of legal fees.
- Leidy will check to see if Chilly Pepper Cooling and Heating completed their past work for the association.
- Board discussed delinquent lots and their statuses. Leidy is getting a status update from the attorney in order for the Board to vote on the next legal step.
- Six lots are due to be billed for tree removal on their lots. The Board has approved this and asked Leidy to draft the letters.

- The Board reviewed Randy's clubhouse rental information and has approved this document to be posted on the South Island Plantation website.
- The Board discussed the requirement for all lots to have a lot marker. Randy will be getting a new price for surveying lots and lot markers.
- Board has approved for the Association to have their own envelopes for future mailings. The Board believes personalizing their mailings will help Association letters be noticed better.
- The Board has approved for Randy Jarvis to submit an annual maintenance proposal for landscaping and some general maintenance jobs in order to help the Association save money.
- Reserve Study comments were reviewed by the Board and approved to be uploaded to the Association's website.
- In reviewing the 2019 budget and discussing the reserve audit study the board was unable to make a decision regarding the annual assessment amount. The board approved having Fitz OConnor, a tax and business consultant, review the reserve audit and report back to the board prior to setting the revised annual assessment amount.
- Gate House Repair-
- Dock System-

Adjournment- 3:20pm